

**From:** [REDACTED]  
**Sent:** Sunday, 18 April 2021 1:46 PM  
**To:** Council Mailbox <[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)>  
**Subject:** DA2021/0311 - Boarding House at 2 The Circle Narrabeena

Hi,

The reliance on the development being <400m from a regularly used bus stop should not be accepted. Their calculations assume they will have a private gate directly into the park, which should not be allowed. They do not consider the distance to east-bound bus stops towards Dee Why. They assume boarders will walk across grass tracks within the park on the way to the bus, but this will not happen in practice when it is dark or with morning dew or recent rain. The appropriate paths for these calculations should follow the streets and footpaths, which end up >400m, showing there will be a heavy reliance on vehicle transportation from this development. The proposed development is not suitable for the current zoning or infrastructure in the area.

The additional vehicle traffic for this development is a major concern for the safety of school-children and families walking to the park. The development is located on a narrow dangerous corner, so this does not support such a large increase on vehicle traffic. There is no safe street parking on this bend, even with cars parked half on the nature strip (as you see in 'Plate 4' of the Arborist Report). Plus, there is rarely any available parks in the public spaces along the park (as seen in Google Street View, which shows >90% of car spaces are regularly occupied). The proposed density of this development is not suitable for the local neighbourhood.

I would like to know how many garbage bins would ever be placed on the nature strip at any one time. Because there is very narrow street frontage where these can be positioned, such that this will limit the maximum allowable number of bins for this lot. It will also be difficult for a large waste removal truck to safely clear a high number of bins on this corner and place them back down so they do not block the path for the public (including wheelchairs), and also to prevent the bins falling onto the road around this tight bend (potentially causing an accident).

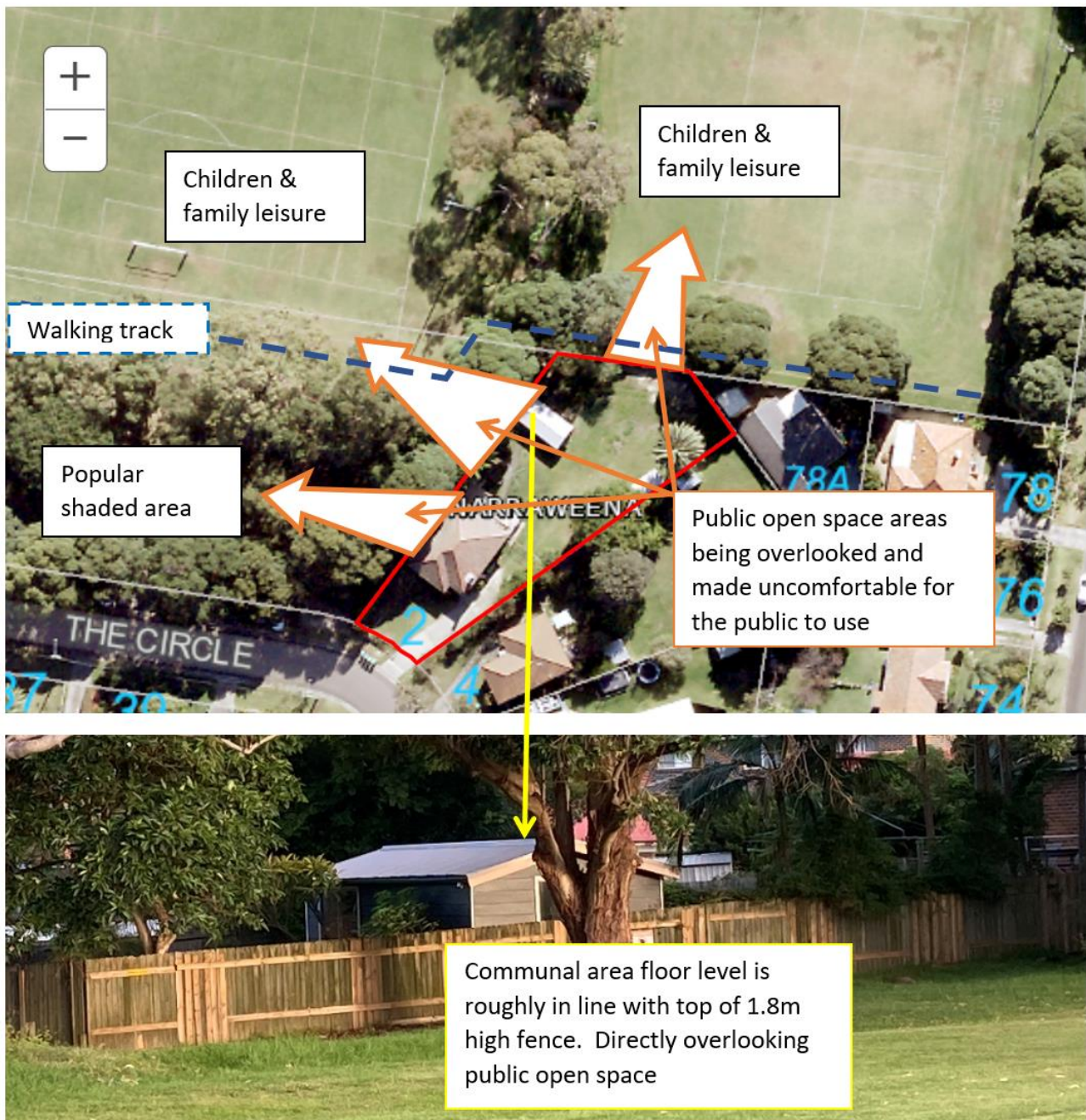
Having regular short-term 3-month boarders moving out makes me concerned that rubbish will regularly get dumped nearby and in the park. Beverley Job Park provides leisure and relaxation to the wider community. Please do not allow this type of development to degrade the park.

The modular/repetitive look is not consistent with the character of the local area. The design looks like a small motel that may be found in an industrial area. It is definitely not compatible with the local neighbourhood.

The side boundary envelopes are not displayed on the drawings. But it is clear from the drawings that no attempts have been made to comply with this along the western boundary. There will be wall heights in the order of 8m around 2m away from the western boundary - basic geometry shows this is a large exceedance. All other residential dwellings (typical of this area), would have the second-story stepped back further from the boundary. The proposed design will excessively overlook into public open space and transfer a higher amount of noise into areas that are regularly used by the public. The proposed development should be rejected, as it will make some areas of the park uncomfortable for the public to use.

Families, young children and dog walkers should be allowed to continue their use and enjoyment of these parts of the park without having a large number of living spaces and boarders watching over their leisure activities. The short-term boarders who would be attracted to this development

are in direct contrast to the children and families who use this public open space the most. The proposed development is not compatible with the adjoining park and will negatively impact the local community.



Regards,